

Butterfield Village and Technology Centre

Morgan Hill, California



A DIVCOWEST & TPG AFFILIATE

The Power of the Vision



BACCHUS OFFICE PARK



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A premier campus environment for innovation-based companies

- ❑ 600,000 square feet of first class office/industrial/R&D space
- ❑ Increase City's industrial base by over 10%
- ❑ Provide home for small, mid and large scale office/R&D users
- ❑ Serve expansion needs of MH companies
- ❑ 1,200+/- new permanent jobs
- ❑ 400+/- apartments within walking/biking distance of jobs
- ❑ \$22+/- million in annual retail expenditures at build-out
- ❑ Up to 13 acres of public parks & open space (20% of site), including repurpose of City's 7.6 acre detention basin

Butterfield Village and Technology Center – Illustrative Plan



MASTER PLAN DATA

TOTAL PLAN AREA		65.0 AC
TOTAL INDUSTRIAL		38.0 AC
TOTAL RESIDENTIAL		19.4 AC
CITY PARCEL		7.6 AC
TOTAL INDUSTRIAL/ OFFICE/R&D BUILDINGS		603,120 SF
APARTMENT HOMES		
TOTAL UNITS		409
AVG. DENSITY		21 DU/AC
UNIT TYPE	SIZE (SF)	QTY.
2BR TOWNHOUSE	1,350	32
2BR FLATS	900-1,100	147
1BR FLATS	600-700	230
TOTAL OPEN SPACE		12.2 AC
(PARKS, PUBLIC AMENITIES, CITY-OWNED OPEN SPACE, BUFFERS)		
PARKS WITHIN RESIDENTIAL		3.7 AC
OPEN SPACE IN INDUSTRIAL		0.9 AC

LEGEND

- 01 RESIDENTIAL GATEWAY
- 02 COMMUNITY PARK
- 03 COMMUNITY CLUBHOUSE
- 04 MONTEREY PARKWAY + TRAIL
- 05 GREEN BUFFER
- 06 SUTTER BOULEVARD
- 07 CENTRAL PARK, TRAILS
- 08 BUTTERFIELD GREENWAY

Butterfield Village and Technology Center – Preferred Land Use Plan



MASTER PLAN DATA

TOTAL SITE AREA	65 AC	2,831,400 SF
TOTAL BUILDING		603,120 SF
RESIDENTIAL	19.46 AC	845,064 SF
STUDY AREA A		
SITE AREA	9.34 AC	406,905 SF
BLDG AREA		116,800 SF
BLDG A	15,100 SF	
BLDG B	27,850 SF	
BLDG C	27,000 SF	
BLDG D	16,050 SF	
BLDG E	15,150 SF	
BLDG F	15,650 SF	
FLOOR AREA RATIO		.29
PARKING PROVIDED		3.00/1,000
STUDY AREA B		
SITE AREA	15.98 AC	696,145 SF
BLDG AREA		232,470 SF
BLDG A	86,680 SF	
BLDG B	68,760 SF	
BLDG C	18,890 SF	
BLDG D	58,140 SF	
FLOOR AREA RATIO		.33
PARKING PROVIDED		2.5/1,000
STUDY AREA C		
SITE AREA	12.77 AC	556,447 SF
BLDG AREA		253,850 SF
FLOOR AREA RATIO		.46
PARKING PROVIDED		1.0/1,000

Local Business Support



A number of local employers both within and outside of the business park support the proposed project

Master Plan Process & Key Commitments

- ❑ Objective is to make the site business ready
- ❑ City is in the driver's seat
- ❑ GPA is the first step in a lengthy planning process
- ❑ GPA does not entitle MWest to residential zoning or allocations
- ❑ MWest will make commitments through a Development Agreement
 - ❖ Simultaneously process entitlements on both the residential and industrial portions of the site
 - ❖ Construct the interior roads through a financing mechanism such as an assessment district
 - ❖ Fund public improvements to the City's 7.6 acre detention basin
- ❑ MWest will continue to proactively engage with the community

The Time is Now

- ❑ Market windows can close quickly
- ❑ Robust market
 - ❖ Industrial vacancies = 6%
 - ❖ R&D vacancies = 4%
 - ❖ Apartment vacancies < 1%
- ❑ MWest is committed to:
 - ❖ Completing development on west side of Morgan Hill Ranch
 - ❖ Helping take the City's economic base to the next level
- ❑ Willing to make ~\$5 million investment in entitlements & infrastructure



Appendix

Butterfield Village and Technology Center – Existing Configuration



Making a Business-Ready Site



MWest seeks to remove current barriers to development:

- ☐ Remove risks associated with uncertain timing, entitlements and costs
- ☐ Create state of the art live/work/play environment
- ☐ Secure entitlements for up to 600,000 SF of premier industrial space
- ☐ Build interior roads and associated infrastructure
- ☐ Execute a DA with City guaranteeing flexibility to adapt to changing market conditions



☐ Diversification

- ❖ Cast as wide a net as possible
- ❖ Protect against market cycles

- ☐ 116,000 SF for incubators (15,000 – 27,000 SF bldgs/demisable)
- ☐ 232,000 SF for mid-size companies (58,000 – 86,000 SF/demisable)
- ☐ 253,000 space for larger R&D manufacturers (demisable to 125,000)
- ☐ Use the vast MWest platform to secure tenants/users/lot sales

- ❑ 12 mos for planning & entitlements
- ❑ 12 mos to finance/construct interior roads
- ❑ MWest's development program will include:
 - ❖ A mix of lot sales to end users
 - ❖ Build-to-suits
 - ❖ Speculative development if feasible
- ❑ Projected absorption:
 - ❖ 116,000 SF of Incubators (2 – 4 yrs)
 - ❖ 232,000 SF for mid-size users (5 – 8 yrs)
 - ❖ 253,000 SF for larger users (5– 10 yrs)



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Timing and Phasing - Residential

- ❑ Entitlements (zoning/allocations)
- ❑ Concurrent but separate entitlement processing with industrial
- ❑ Phasing to be determined by City's multi-family allocation system
- ❑ Construction of first phase to occur concurrent with or subsequent to construction of interior roads for industrial park
- ❑ Estimated build-out of up to 400 apartments (2 – 4 years)

